

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 31, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 31, 2013 in the State Office Building.

Members Present: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Vice Chairman Millstein called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF OCTOBER 24, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of October 24, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-222 **Transaction/Contract Type:** RE / Conveyance
Origin/Client: DOT / DOT
Project Number: 135-200-1B
Grantee: City of Stamford
Property: Three easement areas located along Myrtle Avenue, Stamford
Project Purpose: Conveyance of Easements to the City of Stamford
Item Purpose: Conveyance of three easement areas located along Myrtle Avenue to the City of Stamford. The easements total approximately 18,240 ± SF and are being conveyed as part of the Stamford Urban Transitway Phase II Project.

Staff recommended Board approval for the release of the reference real estate to the City of Stamford. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to convey the easements are consistent with the DOT property descriptions and plans provided by the Agency.

The Stamford Urban Transitway Phase II Project (“SUT2”) was developed as a standalone extension of the Phase I project. The overall project is intended to expedite various transit modes and provide high occupancy vehicle access to the Stamford Rail Station. The SUT2 project will also improve access to the

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 31, 2013

Page 2

CT Transit Maintenance Facility by revising routes and eliminating inefficient and non-revenue bus routes.

The City has requested the release of various easement areas to accommodate this Phase II Project. Based on survey plans provided by DOT, the State will convey to the City of Stamford three (3) easement areas as follows:

- Northwesterly of Myrtle Avenue from approximate STA 84 – STA 91 containing 14,691 SF
- Southeasterly of Myrtle Avenue from approximate STA 85 – STA 88 containing 2,624 SF
- Northwesterly of Myrtle Avenue from approximate STA 78 – STA 79 containing 925 SF

The easements areas are being provided to the City as a municipal conveyance consistent with CGS 13a-80. The deed includes language reverting the easement areas back to the State should they no longer be used for highway purposes as well as a requirement that the City must provide continuous and unimpeded access to Metro-North operations.

PRB #	13-224	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	170-3155-008		
Grantor:	City of Meriden		
Property:	60 State Street, Meriden		
Project Purpose:	Hartford – Springfield Rail Corridor Project		
Item Purpose:	Acquisition of 0.34+/- acres of land improved with a 1,812+/- SF office building situated thereon, a "total take".		

As a part of the New Haven-Hartford-Springfield (NHHS) Rail Program, the Meriden Railroad Station will be reconstructed in its present location. The project proposes construction of a state-of-the-art passenger railroad station that includes two (2) 500' covered high level platforms to allow for level boarding. The proposed project also includes constructing a pedestrian bridge (walkway) and elevator towers in order to allow for safe pedestrian access across the tracks. Brook Street between State Street and the Railroad Crossing will be closed as a part of the project in order to accommodate surface parking (79 spaces). The remaining section of Brook Street between North Colony Street and the Railroad Crossing will remain open for business and municipal access. A second parking lot along North Colony and Church Street is proposed and will include 74 parking spaces. Sidewalk access to the proposed Station will be provided from North Colony Street and State Street.

Work is scheduled to begin in 2014 and be complete in 2016. The approximate cost is \$24,000,000 funded through the Federal Rail Administration and with State of Connecticut matching funds. The US-DOT, Federal Railroad Administration has awarded the DOT \$120,900,000 (46%) of the total projecting cost of \$262,801,520 (estimated as of 9/2012).

PRB #13-224 is a total take of 0.34 commercial acres owned by the City of Meriden. The 1,812 SF single story commercial building houses an Amtrak train station with ticket office. There is a partitioned waiting room, storage/utility room, and bathrooms. The site is triangular, with 355 front feet on the west side of State Street; and 399 feet abutting the railroad right of way. The property is located adjacent to the YMCA property (PRB #13-210, \$675,000). Public utilities include water, sewer, gas and electric all

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 31, 2013

Page 3

located in State Street. The site has approximately 9,000 SF of asphalt parking; a wood fence circumnavigates most of the perimeter.

As a consequence of the NHHS Rail Program, the building will be razed and the site will be used as a passenger drop-off and pedestrian traffic area in connection with the redevelopment of the Meriden Train Station.

DOT commissioned a report completed by independent fee appraiser Robert Galullo of Waterbury who judged the highest and best use to be "interim use as a commercial facility." He notes that its eventual use would be to accommodate future downtown expansion and redesign. Appraiser Galullo developed the Sales Comparison, Cost and Income Approaches to value, and concluded \$238,000

Staff recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for transportation purposes. The acquisition value of \$238,000 is supported by the appraisal report commissioned by the DOT.

PRB #	13-225	Transaction/Contract Type:	RE / Lease Out
Origin/Client:	DAS/DAS		
Lessee:	Sound Community Services, Inc.		
Property:	401 West Thames Street, Uncas on Thames Campus, Norwich		
Project Purpose:	Lease-Out of Building known as "Cottage #8"		
Item Purpose:	Lease-out for a 5-year renewal term to allow for the continued use of a 1,482 SF building with adjacent parking for providing multi-program assistance related to various mental health programs.		

Board approval of the renewal to lease-out of 1,482 SF of office space at an annual fixed base rent of \$7.00/SF for a term of 5 years is recommended.

This Cottage has been leased to this party (formerly known as Community Mental Health Services of Southeastern Connecticut, Inc. and Integrated Behavioral Health, Inc.) since 1988. The proposed renewal has been approved by OPM.

Cottage #8 is 1,482 sq. ft. located on the Uncas on Thames Campus, Norwich. The renewed lease will commence July 1, 2014 and expire June 30, 2014. The annual rent will be \$10,374. The Lessee is also responsible for heat; telecommunications; security systems; air conditioning; recycling; housekeeping; HVAC fixture repair/replacement; electrical fixture and bulb repair/replacement; fire protection systems, task lighting; maintenance of interior doors, walls, any and all painting; all general repairs; pest control and window washing. The Lessee will carry general liability insurance at the levels required by the State. No assignment or subletting is allowed without the prior consent of the State. The State may terminate the lease at any time without cause if 90 days prior written notice is provided.

The rental rate of \$7.00/SF is based on the maintenance costs for the Uncas-on-Thames campus.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, October 31, 2013

Page 4

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #13-222 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-222. The motion passed unanimously.

PRB FILE #13-224 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-224. The motion passed unanimously.

PRB FILE #13-225 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #13-225. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary